



## 9 Tanners Court, Lincoln, LN5 7AG

A modern ground floor apartment situated within easy reach of Lincoln's City centre which would represent an ideal first time purchase or buy to let investment. The property benefits from well-maintained accommodation including entrance hall, open plan living kitchen diner, double bedroom and bathroom. Whilst outside the property benefits from secure gated access, an intercom entry system and a rear courtyard.

**£95,000**

1 Mint Lane  
Lincoln, LN1 1UD  
T 01522 504 304 | E [lincolncitycentre@brown-co.com](mailto:lincolncitycentre@brown-co.com)

**BROWN & CO** JH Walter



## ACCOMMODATION

### Accommodation

#### Entrance Hall

Entrance door, wood effect laminate flooring, Dimplex duo heat radiator.

#### Bedroom

Double glazed window to rear, fitted wardrobes, wood effect laminate flooring, Dimplex duo heat radiator.

#### Living Kitchen Diner

Double glazed sliding patio doors to rear yard, wood effect laminate flooring, Dimplex duo heat radiator to living area. Stainless steel drainer sink inset to preparation work tops, four ring electric hob with oven below and extractor hood over, matching base and eye level storage units, space for fridge freezer, further space and plumbing for washing machine, tiled splash backs, tiled flooring to kitchen area.

#### Bathroom

Low level WC, pedestal wash basin, bath with wall mounted shower unit over, shower rail and curtain, tiled flooring, appropriate wall tiling, airing cupboard housing hot water cylinder and shelving.

## OUTSIDE

To the rear is an enclosed paved courtyard. The property is access to the front via secure coded gated access which leads to a secure communal front door with intercom entry system.

## TENURE

The property is leasehold with 110 years remaining. There is a monthly management charge of £57.50.

The property is currently being rented out for £495 PCM

## BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this

## COUNCIL TAX

The property is in Band A

## VIEWING PROCEDURE

Please contact a member of the agency team to organise on 01522 504304.

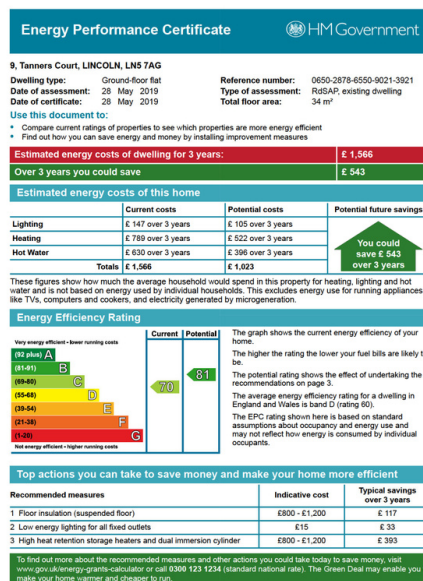
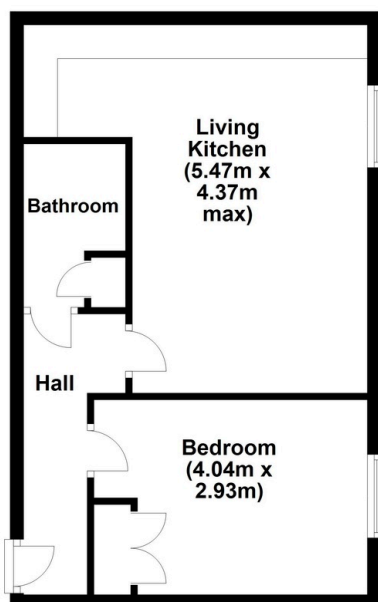
## AGENT

James Drabble

01522 504304

lincolncitycentre@brown-co.com

APPENDIX 10.0.04.11111111 (10.0.04.111111)



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## IMPORTANT NOTICES

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Property and Business Consultants